

**TRANSFER  
TAX  
PAID**

028145

of Waterville, Kennebec County, with quit claim covenant  
the land in Waterville, Kennebec County, State of Maine.

See Exhibit "A" attached hereto and which is made a part hereof.

XX

Witness our hands and seals this 29th day of September 19 98

Sidney H. Geller  
Elizabeth M. Geller

KENNEBEC, 55.

September 29, 19 98

and acknowledged the foregoing instrument to be their free act and deed,

Before me, Annette M. Rossignol  
~~XXXXXXXXXXXX~~ - Notary Public  
 Annette M. Rossignol

## EXHIBIT "A"

Being a certain lot or parcel of land situated in Waterville, Kennebec County, Maine and further bounded and described as follows, to wit:

69-11  
68-10

Beginning at a railroad spike in or near the westerly side line of College Avenue, so called, in Waterville, said spike marking the northeasterly corner of land conveyed to Keyes Fibre Federal Credit Union by Semloh Company by deed dated August 29, 1980 and recorded in the Kennebec County Registry of Deeds in Book 2318, Page 200. Thence on a 1984 magnetic bearing of north thirty degrees, thirteen minutes west (N 30° 13' W) along land of Keyes Fibre for twenty-one and four tenths feet (21.4') to a steel pin. Thence north sixty-three degrees, twenty-two minutes west (N 63° 22' W) along land of Keyes Fibre for two hundred fifty-five and one tenth feet (255.1') to a steel pin. Thence south twenty-six degrees, thirty-nine minutes west (S 26° 39' W) along land of Keyes Fibre for two hundred and zero tenths feet (200.0') to a steel pin. Thence north sixty-three degrees, twenty-nine minutes west (N 63° 29' W) along land conveyed to Ralph B. Pillsbury, Jr., by Laurence B. Pillsbury and Ralph B. Pillsbury, Jr., Co-Executors of the Last Will and Testament of Ralph B. Pillsbury, Sr., by deed dated May 7, 1971 and recorded in the Kennebec County Registry of Deeds in Book 1546, Page 563 and along land of the City of Waterville and land now or formerly of Shirley Marshall for a distance of eight hundred eighty and three tenths feet (880.3') to a steel pin. Thence north twenty-six degrees, twenty-three minutes east (N 26° 23' E) along land of State Land Inc., for one hundred ninety-nine and seven tenths feet (199.7') to a steel pin. Thence north sixty-three degrees, thirty-seven minutes west (N 63° 37' W) along land of State Land Inc., for four hundred and zero tenths feet (400.0') to a steel pin in or near the easterly side line of Drummond Avenue, so-called, in said Waterville. Thence north sixty degrees, two minutes east (N 60° 02' E) along Drummond Avenue for a distance of two hundred fifty and eight tenths feet (250.8') to an iron bolt. Thence south sixty-three degrees, twelve minutes east (S 63° 12' E) along land of Herbert Joseph for one thousand eight and seven tenths feet (1008.7') to an iron pipe. Thence south sixty-three degrees, thirteen minutes east (S 63° 13' E) along land of Herbert Joseph for five hundred forty-six and five tenths feet (546.5') to a point on the westerly side line of College Avenue and the southeast corner of land of Herbert Joseph. Thence south fifty-nine degrees, forty-seven minutes west (S 59° 47' W) along College Avenue for two hundred fifty-four and five tenths feet (254.5') to the point of beginning.

The above described parcel contains approximately 11.36 acres and is a portion of the land and premises conveyed to State Land, Inc., by Donald B. Flood by deed dated May 13, 1966 and recorded in the Kennebec County Registry of Deeds in Book 1417, Page 806. Bearings and distances used in this description are based upon surveys performed by Rowe and Ellis in April and December of 1984 and the land is shown on "Plan of Land to be conveyed to Herbert W. Joseph", by Rowe & Ellis, December, 1984.

Excepting and reserving a right of way 25 feet in width by 400 feet immediately north of the parcel being retained by State-Land, Inc., for purposes of ingress and egress on foot or by vehicle.

Meaning and intending to convey the same premises which was conveyed to Herbert W. Joseph, Sr., by State-Land, Inc., dated August 14, 1985 and recorded in the Kennebec Registry of Deeds in Book 2839, Page . A mortgage was given by Herbert W. Joseph, Sr., to State-Land, Inc., dated August 14, 1985 and recorded in the Kennebec Registry of Deeds, Book 2839, Page 56; said mortgage was assigned to Sidney H. Geller, et ux, on February 4, 1986 and recorded in Book 5513, page 70. The said mortgage was foreclosed upon and said complaint for foreclosure was recorded in Book 5605, Page 315. The Certificate (14 M.R.S.A. §2401) of the Clerk of the Kennebec Superior Court was recorded in said Registry in Book 5641, Page 205.

RECEIVED KENNEBEC SS.

1998 OCT -1 AM 9:00

ATTEST: *Theresa B. Moore*  
REGISTER OF DEEDS